

## PLANNING COMMISSION MINUTES

March 6, 1990

Present: Chairman Robert McKenzie, Berwyn Andrus, Mike Holmes, Kathi Izatt, Elaine McKay, Cheryl Okubo, Mick Johnson; Leslie Foy, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, City Planner

Absent: Dick Dresher

Invocation: Berwyn Andrus

Minutes of February 20, 1990 unanimously approved with correction.

Conditional Use:

3-6-90.5A 90-2C      Lakeview Memorial Park, Cemetery Expansion, 1500 So. 1600 E.,  
Preliminary Site Plan Approval Mr. Quist and Mr. Hughes

Mr. Balling explained the site plan.      He talked about several concerns of staff:

1. There are large deep cul-de-sacs on the south portion that need to be redesigned to shorten the length for better access. There is ground over 30% which cannot be developed.
2. The central block is 1500 ft. long and the distance around is 3600 ft. which is exceptional.  
This could present traffic problems.
3. The north cul-de-sac is on a steep downhill 14% grade, which is 2% more than the maximum grade on public streets. While these streets are private, there could be many problems especially in the winter months.
4. There are two drainage basins proposed, one at the north cul- de-sac; however provisions need to be made to drain the water out either through an easement or a pipe system to the public street.
5. Staff recommends the intersection in the center of the property be redesigned. There are very sharp curves on very steep grades.
6. The ravine north of the south mausoleum is a natural drainage way draining water from a large area east of Bountiful Blvd. There is a culvert under the boulevard which should be preserved and an easement provided for this.
7. Staff recommends all streets be finished with asphalt or concrete surface with concrete gutters to the minimum standards for private streets.
8. The cemetery is under an agreement with Bountiful City to improve the north 1330 ft. of Bountiful Blvd. and to dedicate this road to public use. The sidewalk and landscaping need to

be installed along the west side of the street and the street deeded or dedicated to Bountiful City. This is 3 yrs. past the completion date and needs to be completed.

9. The south 1330 ft. of Bountiful Blvd. was constructed under an agreement with the original property owner (Utah State Retirement Board) . The agreement requires that the Retirement Board, or their assignees, pay Bountiful City \$50,822.00 for the grading of this road. Bountiful City also requires the owners to pay for the curb and gutter and install the sidewalk along the frontage of Bountiful Blvd. The agreement for this work must be reached before conditional use or approval is granted.

10. Staff recommends that a landscape and sprinkling plan be developed for the frontage on Bountiful Blvd. and that a bond be posted to complete this work within one year from the time of acceptance of the site plan and conditional use permit.

Mr. Balling presented a new layout that was received late this afternoon. Many of the above issues have been addressed. The long cul-de-sac has been changed to provide an access to Bountiful Blvd. which provides another way into the development. The other cul- de-sac and the mausoleums which were in the 30% slope, has been reserved for a drainage way and the mausoleums have been moved. They have put in a detention basin to collect the runoff water which will drain into Mill Creek. There are still some problems with the road in this area that crosses the 30% grade.

Staff recommends conceptual approval of the plan with the completion of the above conditions, since there are problems that need to be worked out. This approval is necessary so they may exercise their option to purchase the property.

Sixty percent of the presently developed area has been utilized. There is an office building with a small area for chapel use. All body preparation is done in the Salt Lake facility. Future plans in Bountiful include a mortuary-chapel.

Development is planned in phases and the drainage system will be developed to be compatible with the roads as they are being built.

Several area residents spoke in favor of the project. They were interested in how the traffic flow would affect the neighborhood and expressed their pleasure in the beauty of the project.

Cheryl Okubo made a motion to approve the conditional use permit based on the conceptual plan subject to the completion of the conditions outlined by staff, with modification to the language of #10 as to the guarantee of the completion of the sprinkling system and landscaping; motion seconded by Mick Johnson; majority approved by a vote of 6 to 1; Leslie Foy opposed.

Miscellaneous:

3-6-90.12A Report on Planning Conference held in St. George, Utah - Cheryl Okubo

Cheryl made the following report and overview regarding the Utah Chapter of the American Planning Association convention in February 1990:

1. Ordinances regarding manufactured housing;
2. Impact fees and their need;
3. The efforts of the Utah Chapter in attempting to consolidate land use law as found in various locations in the Utah Code, into one place.

3-6-90.12B      Master Plan Review

This matter was postponed to a later meeting by Chairman McKenzie.

DATE: March 6, 1990

TO: Planning Commission FROM: City Engineer

SUBJECT: Review of Preliminary Site Plan for  
Lakeview Memorial Park Cemetery Extension

I have made a review of the proposed site development plan for Lakeview Memorial Park Cemetery and have listed many concerns about the proposed plan.

1. The south portion of this property, especially the west 1,200-foot-deep cul-de-sac, is shown on very sensitive clay soil. During the wet years of 1983-84-85, this area experienced landslides which slipped into Mill Creek. If this area is to be used for cemetery expansion, we will need geotechnical reports on the soil stability for use as burial spaces, roadways, mausoleums or other proposals, and the design of these facilities must address these problems.
2. The southwest portion shows a building and a roadway on hillside slopes over 30 percent. The City ordinance does not allow use of property on slopes greater than 30 percent.
3. The south cul-de-sac depths are 600 ft. and 1,200 ft. The City ordinance on public streets does not allow depths of over 600 feet. This is a private cemetery development; however, with only 21-foot-wide streets and depths of this length, it will be very difficult to get in or out on heavy-use days or for funerals.
4. The west central interior block is 1,500 feet long, and to travel around this block the distance is 3,600 feet. This is exceptionally long and could present many traffic problems with poor accessibility.
5. The north cul-de-sac is downhill on a steep 14 percent grade. The maximum grade for public streets is 5 percent on downhill cul-de-sacs. Again, this is private, but it could present problems in winter access to grave spaces.
6. The drainage basin at the north cul-de-sac is good; however, provisions need to be made to drain the detention basin.
7. The intersection in the center of the property is very awkward with sharp curves on steep grades. I would recommend this be re-designed.
8. The ravine just north of the south mausoleum is a natural drainage ravine, draining water east of Bountiful Boulevard. There is a culvert under the boulevard and a drainage way must be provided for handling this run-off water.
9. We would recommend that all streets be finished with asphalt or concrete surface and concrete gutters to the minimum standards for private streets.

10. The cemetery is under an agreement with Bountiful City to improve the north 1,330 feet of Bountiful Boulevard and to dedicate this road to public use. The sidewalk and landscaping need to be installed along the west side of the street and the street deeded or dedicated to Bountiful City. This is three years past the completion date and needs to be finished.

11. The south 1,330 feet of Bountiful Boulevard was constructed under an agreement with the original property owner (Utah State Retirement Board). The agreement requires that the Retirement Board or their assignees pay Bountiful City \$50,822 for the grading of this road. Bountiful City also requires the owners to pay for the curb and gutter and install the sidewalk along the frontage of Bountiful Boulevard. The agreement for this work must be reached before conditional use or approval is granted.

12. As staff, we would recommend that a landscape and sprinkling system plan be developed for the frontage on Bountiful Boulevard and that a bond be posted to complete this work within one year from the time of acceptance of the site plan and conditional use permit.

We would recommend approval of this conditional use subject to the completion of conditions as outlined above.

DATE: March 23, 1990  
TO: City Council  
FROM: City Engineer  
SUBJECT: Review of Conditional Use Permit for  
Memorial Estates Cemetery

#### Background

The Planning Commission granted preliminary conditional use approval to the proposed expansion of the Memorial Estates Cemetery on March 6, 1990, subject to the attached conditions.

The developers do not agree with the last three items (10, 11, and 12) and an additional item not listed for the payment of the culinary water fee across the frontage of this property.

As a staff, we feel that if conditional use is to be granted for this cemetery expansion, the developers must pay the fees and post the bond to guarantee the work as is required for all other developers

#### Recommendation

That the conditional use be granted subject to the conditions outlined and that the owners pay now the following fees:

1.	One-half the cost of the water system, or $1/2 \times \$14.50 \times 1342.52 \text{ ft.}$	\$ 9,733.27
	(This is reimbursable to the developers who paid for the water system initially)	
2.	The cost the City paid for installation of the	
	curb and gutter:	
	1342.52 ft. x \$6.50	8,726.3
		8
3.	The cost of grading Bountiful Boulevard according to the agreement with the Retirement Board	
		50,822.
		00 -----
	TOTAL FEES	\$
69,281.65		

We recommend that the owners also post a bond to guarantee the completion of all other site improvements as each section is developed. We also recommend that the owners install the sidewalk and landscape and beautify the frontage of their property along Bountiful Boulevard.